

FALL TOWN MEETING WARRANT 2007

TOWN OF WALPOLE

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

To any constable in the Town of Walpole

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the inhabitants of the Town of Walpole, qualified to vote in elections in town affairs, to meet in the Auditorium of the Walpole High School in said Walpole on

**THE THIRD MONDAY IN OCTOBER, IT BEING THE
FIFTEENTH DAY OF SAID MONTH, 2007**

at 7:30 p.m. then and there to see if the Town will vote to amend the By-laws and Zoning By-laws to said Town and act on the following articles:

ARTICLE 1: To hear and act on the report of any committee or to choose any committee the Town may think proper and transact any other business that may legally come before the Town. (Petition of the Board of Selectmen)

ARTICLE 2: To see if the Town will vote to raise and appropriate, borrow, transfer to and/or from FY'2008 accounts appropriated at the 2007 Spring Annual Town Meeting, and/or transfer from available funds sums of money to defray departmental and incidental expenses of the Town for the fiscal year 2008 commencing July 1, 2007, or to take any action in relation thereto. (Petition of the Board of Selectmen)

ARTICLE 3: To see if the Town will vote to raise and appropriate or transfer a sum or sums of money from available funds for the purpose of supplementing the stabilization fund as authorized by Chapter 40, Section 5B of the Massachusetts General Laws as amended, or take any action relative thereto. (Petition of the Board of Selectmen)

ARTICLE 4: To see if the Town will vote to establish the Capital Reserve Stabilization Fund for the purpose of offsetting capital expenditures and to transfer a sum of money from Free Cash to the Capital Reserve Stabilization Fund or act or do anything in relation thereto. (Petition of the Board of Selectmen)

ARTICLE 5: To see if the Town will vote to transfer from Free Cash funds, a supplemental sum of money in the amount of \$623,479 for the FY08 School Budget or take any action in relation thereto. (Petition of the School Committee)

ARTICLE 6: To see if the Town will vote to raise and appropriate, borrow and /or transfer a sum or sums of money to resurface, repair and/or reconstruct certain streets and/or sidewalks, to make drainage improvements in certain Town roads, and to rebuild certain manholes and catch basins in the Town or to take any action in relation thereto. (Petition of the Board of Selectmen)

ARTICLE 7: To see if the Town will vote to raise and appropriate, borrow and/or transfer a sum or sums of money to implement a Capital Improvement Program, to protect, improve, and/or modify the physical infrastructure, including but not limited to municipal buildings, facilities, parking lots, fields and other properties, of the Town of Walpole or to take any action in relation thereto. (Petition of the Board of Selectmen)

ARTICLE 8: To see if the Town will vote to raise and appropriate, and/or transfer such sum or sums of money as may be required for payment of unpaid bills of previous years, incurred by the departments, boards and officers of the Town of Walpole, or to take any action relative thereto. (Petition of the Board of Selectmen)

ARTICLE 9: To see if the Town will vote to support the Town of Walpole Housing Production Plan the text of which is on file with the Town Clerk, or act or do anything in relation thereto. (Petition of the Board of Selectmen)

ARTICLE 10: To see if the Town will vote to rezone land near the intersection of US Route 1, Old Post Road and Common Street, from a Residence B Zoning District to a Highway Business Zoning District and to amend the Town's Zoning Map to accomplish this change, said land being at or near the Walpole/Sharon Town line, as shown on the Town of Walpole Assessor's Map as a portion of Parcels 49-4, 49-6 and 49-7 and as further show on a plan of land entitled "Rezoning Site of Land in Walpole, Massachusetts" dated January 9, 2007 prepared by Merrikin Engineering, LLP, 2 Millstone Road, Suite 1C, Millis, Massachusetts 02054 and more particular describe as follows:

PARCEL A, A PORTION OF LOT 2A

Beginning at a point, said point being the southwesterly corner of Lot 2A at the Walpole/Sharon Town line, thence;

Running by land now or formerly of Charles A. and Corrine F. Hershman, along the Westerly property line of Lot 2A in three courses, northwesterly a distance of 152.57 feet more or less, northwesterly a distance of 88.25 feet more or less, and northwesterly a distance of 292.38 feet more or less, thence;

Turning and running by land now or formerly Charles A. and Corrine F. Hershman, along the northerly property line of Lot 2A, in three courses, northeasterly a distance of 68.60 feet more or less, northeasterly a distance of 235.18 feet more or less, and northeasterly a distance of 142.87 feet more or less, thence

Turning and running by land of Stephen P. Pajotte and Julienne M. Carty, southeasterly a distance of 88.16 feet more or less, thence;

Turning and running by land now or formerly of 995 Old Post Road Realty Trust in two courses, southeasterly a distance of 189.32 feet more or less, and southeasterly a distance of 6.57 feet more or less to the existing zone line, thence;

Turning and running along the existing zone line southwesterly a distance of 202.18 feet more or less to a corner of the Walpole Town line, thence;

Turning and running along the Walpole/Sharon Town line in two courses, southwesterly a distance of 444.04 feet more or less, and southwesterly a distance of 9.70 feet more or less to the point of beginning.

Meaning and intending to describe a portion of Lot 2A as show on a plan entitled "Plan of Land in Walpole, Mass: Norfolk County, By Walter E. Sampson Dated Jan. 19, 1979 and filed in the Norfolk County Registry of Deeds as Plan No. 340 of 1979, in Plan Book 275.

In addition, as to said Parcel A, the Board of Selectmen is authorized to petition the Legislature under Amended Article 97 of the Massachusetts Constitution, to release a portion of the "open space/buffer zone" use restriction set forth in a deed from the Town's Treasurer to 1600 Realty Trust, dated November 30, 2006 and recorded at the Norfolk Registry of Deeds at Book 24348, Page 563, regarding land in Walpole, on 699 Common Street, shown as Parcel 304-1-2 on Assessors' Map F03, (now described on Assessors Map 49, Lot 4) as described in a deed recorded at the Norfolk Registry of Deeds at Book 7925, Page 508, by continuing to prohibit all uses at the subject land for a term of 99 years, except the following specific commercial uses: commercial parking, lighting, fencing, underground utilities, above ground utilities, driveways, drainage facilities, water and sewer, landscaping, filling and grading as required to perform the above noted items.

PARCEL B, A PORTION OF LOT 2B

Beginning at a point, said point being the northerly corner of Lot 2B at Common Street, thence;

Running along the southerly sideline of Common Street by a curve to the right with a radius of 120.00 feet, a distance of 102 feet more or less to the zone line, thence;

Turning and running along the zone line, southwesterly a distance of 213.16 feet more or less to the southeasterly sideline of Lot 2B, thence

Turning and running by land of 995 Old Post Road Realty Trust in two courses, southwesterly a distance of 70.17 feet more or less, and southeasterly a distance of 75.00

feet more or less to a lot corner, said lot corner being approximately at the zone line, thence;

Turning and running by land now or formerly of 995 Old Post Road Realty Trust, southwesterly a distance of 11.18 feet more or less to a point, thence;

Turning and running by land of 1600 Realty Trust (Lot 2A) northwesterly a distance of 189.32 feet more or less to a lot corner, thence;

Turning and running by land now or formerly of Stephen P. Pajotte and Julianne M. Carty in two courses, northeasterly a distance of 134.00 feet more or less, and northeasterly a distance of 107.00 feet more or less to the point of beginning.

Meaning and intending to describe a portion of Lot 2B as shown on a plan entitled "Plan of Land in Walpole, Mass: Norfolk County, by Walter E. Sampson Dated Jan. 19, 1979 and Filed in the Norfolk County Registry of Deeds as Plan No 340 of 1979, in Plan Book 275.

PARCEL C, A PORTION OF 995 OLD POST ROAD

Beginning at a point, said point being the intersection of the northerly property line of 995 Old Post Road and the zone line, thence;

Running southwesterly along the zone line a distance of 113.75 to a lot corner of 995 Old Post Road, thence;

Turning and running along the southwesterly lot line of Lot 2B, a distance of 75.00 feet more or less to a lot corner, thence

Turning and running by Lot 2B northeasterly a distance of 70.17 feet more or less to the point of beginning.

PARCEL D, A PORTION OF LOT 995 OLD POST ROAD

Beginning at a point, said point being the southwesterly corner of Lot 2B at the zone line, thence;

Running southwesterly along the zone line a distance of 10.31 feet to the easterly lot corner of land of 1600 Realty Trust (Lot 2A), thence;

Turning and running by land of 1600 Realty Trust (Lot 2A), northwesterly, a distance of 6.57 feet to a lot corner, thence

Turning and running by land of 995 Old Post Realty Trust (Lot 2B), southwesterly a distance of 11.18 feet to the point of beginning.

Said parcels containing approximately 264,058 square feet more or less in total, and to take any other action as may be necessary thereto. (Petition of Charles V. Zarba, et al).

And you are hereby directed to serve this warrant by posting attested copies thereof in at least two public places in each precinct in said Town not less than seven days before the day appointed for said meeting.

Hereof fail not make due return of this warrant with your doings thereon to the Town Clerk before the day set for said meeting.

Given under our hands and the seal of the Town this _____ day of September in the year Two Thousand and Seven.

BOARD OF SELECTMEN

A true copy:

By virtue of the within warrant I have notified the inhabitants of the Town of Walpole qualified to vote in elections and town affairs, to meet at the time and place for the purpose mentioned in said warrant by posting attested copies thereof in at least two public places in each precinct of said town not less than seven days before the day appointed for said meeting.

Constable of Walpole

Date Posted

